

BOARD OF APPEAL REFERRALS

August 31, 1983

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MEMORANDUM

August 31, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/13/83

Z-6315
Carl J. Frenning and Nancy E. Bacon
165-165a Friend Street - Unit #5, Boston
at Chapel Place

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4 _____

Purpose: erect one-story roof addition to residential (3 apartments)—office structure.

Violation(s):

Extension of nonconforming use.

Proposal would provide additional living space for fifth-floor condominium unit residents. Recommend approval with provisos.

VOTED: In reference to petition Z-6315, Carl J. Frenning and Nancy E. Bacon, 165-165a Friend Street - Unit #5, Boston, for an extension of nonconforming use to erect one-story addition to residential-office structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided that addition not obstruct windows of adjacent building and that plans be submitted for design review.



Board of Appeal Referrals 8/31/83

Hearing: 9/20/83

Z-6325

1600 Heritage Commonwealth Trust
1641 Commonwealth Avenue, Brighton
near Claymoss Road

Three-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from 17 to 21 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Proposal to create four one-bedroom basement apartments is well suited to the space and is compatible with multifamily area. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-6325, 1600 Heritage Commonwealth Trust, 1641 Commonwealth Avenue, Brighton, for a forbidden use and four variances for change of occupancy from 17 to 21 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal to create four one-bedroom apartments is well suited to the space and is compatible with multifamily area.



1641 COMMONWEALTH AVE
(BR/1)

Z-6325

Board of Appeal Referrals 8/31/83

Hearing: 9/20/83

Z-6328
Steven R. Feldman
25 Boylston Street, Jamaica Plain
near Centre Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change and legalize occupancy from two- to three-family dwelling.

Violation(s):

Three-family dwelling is forbidden use.

Lot area, width, frontage, and open space are insufficient.

Number of stores is excessive.

Existing three-family occupancy is compatible with the residential neighborhood.
Abutter supports proposal. Recommend approval.

VOTED: In reference to petition Z-6328, Steven R. Feldman, 25 Boylston Street, Jamaica Plain, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing three-family occupancy is compatible with residential neighborhood.



Z-6328
25 BOYLSTON ST
(J.P.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6340
John A. King, Jr.
186 N Street, South Boston
near East Eighth Street

Two-story structure

District(s):	apartment <u>H-1-50</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy - two-family dwelling; erect one-story addition.

Violation(s):

Floor area ratio is excessive.

Open space and rear yard are insufficient.

Occupancy is existing. Rear addition to small first-floor apartment will provide family living space. Neighbors support proposal. Recommend approval.

VOTED: In reference to petition Z-6340, John A. King, Jr., 186 N Street, South Boston, for three variances to legalize occupancy as two-family dwelling and erect one-story addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing. Rear addition to small first-floor apartment will provide family living space.

This is a detailed street map of a residential neighborhood in Chicago. The map shows a grid of streets running from Fifth East to Eighth East and from Ashland to Arline. The streets are labeled as follows:

- Vertical Streets (East-West):** FIFTH, SIXTH, SEVENTH, EIGHTH.
- Horizontal Streets (North-South):** ASHLAND, MONKS, PETERS, VIKING, BALMORAL, ARLINE.
- Diagonal Streets:** SWALLOW, CUTLER COURT, FLINT PLACE, BARRET AVENUE.
- Other Streets:** 186 N STREET, Z-6340.

The map includes building footprints, street names, and a specific location marked with a red 'X' at the intersection of 186 N Street and Z-6340. The map is oriented with North at the top.

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6357
George Garabedian
130 Fulton Street - Units 21-22
near Lewis Street

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect sunroom addition to two top-floor units.

Violation(s):

Floor area ratio is excessive.

Proposal violates Authority's urban design guidelines for buildings in this area. Recommend denial.

VOTED: In reference to petition Z-6357, George Garabedian, 130 Fulton Street, Units 21-22, Boston, for a variance to erect a sunroom addition in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. Addition would enlarge existing roof dormer extending it to cornice of building, eliminate roofline, and be highly visible from street. Proposal violates Authority's urban design guidelines for buildings in this area.



2-6357
130 FULTON ST.
(B.R.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6359
Richard A. Gradozzi
142 Marginal Street, East Boston
near Cottage Street

Three-story structure

District(s): apartment H-1-40 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two apartments and store to two apartments and restaurant.

Violation(s):

Change in nonconforming use.

Store, vacant approximately two years, has been converted to small neighborhood breakfast-sub shop. No response from community. Recommend approval.

VOTED: In reference to petition Z-6359, Richard A. Gradozzi, 142 Marginal Street, East Boston, for change in nonconforming use for change of occupancy from two apartments and store to two apartments and restaurant in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Store, vacant approximately two years, has been converted to small neighborhood breakfast-sub shop.

Z-6359
142 MARGINAL ST.
(E.B.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6363-6364

R. Brough Turner

94-96 Rockview Street, Jamaica Plain
near St. John Street

2½-story duplex structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: subdivide; legalize occupancy - one-family dwelling.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Subdivision will allow sale to separate owner-occupants. Abutter supports proposal. Recommend approval with proviso.

VOTED: In reference to petitions Z-6363-6364, R. Brough Turner, 94-96 Rockview Street, Jamaica Plain, for eight variances to subdivide and to legalize occupancy for one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that there will be as part of the deeds a covenant that the exterior treatment of the structures be uniform and that the covenant be recorded in the Registry of Deeds.



Z-6363-64
94-96 ROCKVIEW ST.
(J.P.)

Board of Appeal Referrals 8/31/83

Hearing: 9/20/83

Z-6368

Trustees of Boston University
708 Commonwealth Avenue, Boston
near Cummington Street

Three-story structure

District(s): apartment H-4 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one apartment, travel agency, restaurant,
and hairdressing salon to one apartment, travel agency, restaurant,
and retail store.

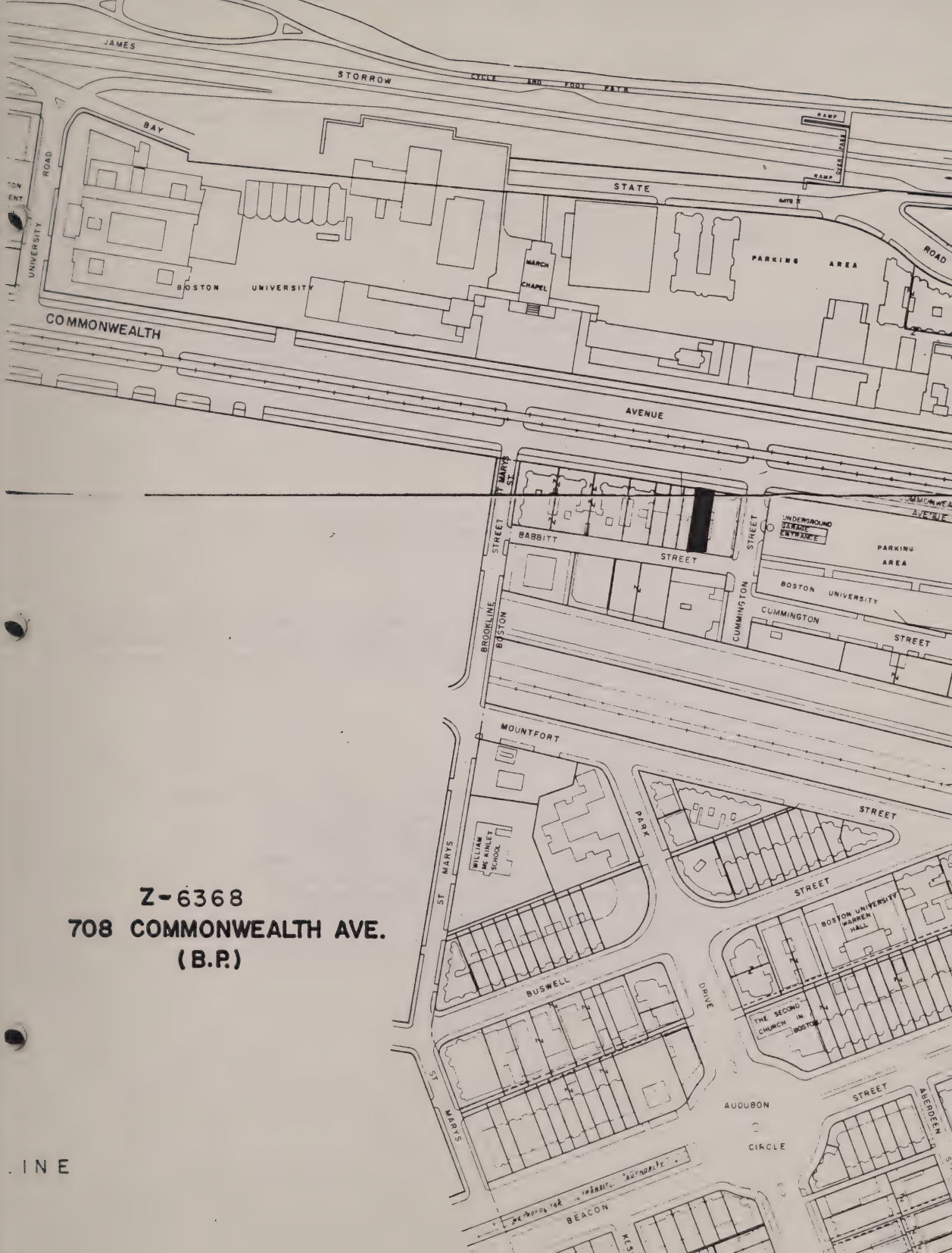
Violation(s):

Change in nonconforming use.

Existing "Fotomat" retail store is consistent with residential-commercial
area. Recommend approval with proviso.

VOTED: In reference to petition Z-6368, Trustees of Boston
University, 708 Commonwealth Avenue, Boston, for a
change in nonconforming use for change of occupancy
from one apartment, travel agency, restaurant, and
hairdressing salon to one apartment, travel agency,
restaurant, and retail store in an apartment (H-4)
district, the Boston Redevelopment Authority recom-
mends approval with proviso that taxes continue to
be paid on property.

Z-6368
708 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6373

Dominic Ventresca

7R Sunnyside Street, Hyde Park
at Reservation Road

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family S-.5_____		manufacturing_____

Purpose: subdivide; legalize occupancy - one-family dwelling

Violation(s):

Access, distance between buildings, and rear yard are insufficient.

No objection to conversion of former barn to one-family dwelling. However, petitioner has not submitted evidence to justify proposed subdivision.
Recommend approval of one-family dwelling and denial of subdivision.

VOTED: In reference to petition Z-6373, Dominic Ventresca, 7R Sunnyside Street, Hyde Park, for three variances to subdivide and to legalize occupancy as one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval of conversion of former barn to one-family dwelling and denial of proposed subdivision. Petitioner has not submitted evidence or plans to justify proposed subdivision.

Z-6373
7(R) SUNNYSIDE ST.
(H.P.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6379

Patricia A. Beaver

130 Fulton Street - Unit 23, Boston
near Lewis Street

Six-story structure

District(s): apartment _____
residential _____
single family _____

general business _____
local business L-2

industrial _____
waterfront _____
manufacturing _____

Purpose: erect sunroom addition.

Violation(s):

Floor area ratio is excessive.

Proposal violates Authority's urban design guidelines for buildings in this area. Recommend denial.

VOTED: In reference to petition Z-6379, Patricia A. Beaver, 130 Fulton Street, Unit 23, Boston, for variance to erect sunroom addition in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. Addition would enlarge existing roof dormer extending it to cornice of building, eliminate roofline, and be highly visible from street. Proposal violates Authority's urban design guidelines for buildings in this area.



Board of Appeal Referrals 8/31/83

Hearing: 8/30/83

Z-6383
King Terminal Trust
60 K Street, South Boston
at Elkins Street

Four-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront <u>W-2</u>
	single family _____		manufacturing _____

Purpose: change occupancy from clothing-designing training school and light manufacturing to four apartments and light manufacturing.

Violation(s):

Multifamily dwelling is conditional use.

Proposal would allow work-residential space for small business proprietors in cabinet making, photo laminating, and children's dressmaking fields. Residential units are totally incompatible with the industrial park uses. South Boston Citizens' Association and South Boston Residents' Group are adamantly opposed. Recommend denial.

VOTED: In reference to petition Z-6383, King Terminal Trust, 60 K Street, South Boston, for a conditional use for change of occupancy from clothing-designing training school and light manufacturing to four apartments and light manufacturing in a waterfront (W-2) district, the Boston Redevelopment Authority recommends denial. Residential units are totally incompatible with the industrial park uses. South Boston Citizens' Association and South Boston Residents' Group are adamantly opposed.



WALL

WALL

POWER HOUSE

POWER STREET

WALL

ELKINS STREET

K

STREET

STREET

JACK

NEW STACK

EAST STREET

EAST STREET

EAST STREET

EAST STREET

BAY STATE PL.

ZICKSBURG STREET

STREET

BARNARD PL.

EVMET STREET

ST.

ST.

ST.

CHATELAIN PL.

BURNHAM PL.

CHATELAIN EL. SCHOOL

THIRD STREET

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Z-6383
60 K STREET
(S.B.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6388
J & O Realty Trust
11 Linden Street, Dorchester
near Freeport Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: erect one-story addition to auto body shop.

Violation(s):

Front yard is insufficient.

Addition (11' x 17') will create new office. No community response.
Recommend approval with proviso.

VOTED: In reference to petition Z-6388, J & O Realty Trust, 11 Linden Street, Dorchester, for a variance to erect a one-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that all vehicles be parked on premises.



Z-6388

LINDEN ST
(DOR)

Board of Appeal Referrals 8/31/83

Hearing: 8/30/83

Z-6391

124 Beacon Street Realty Trust

124 Beacon Street, Boston
near Berkeley Street

Four-story structure

District(s):	apartment H-3-65	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: change occupancy from one-family dwelling to thirteen apartments;
erect two-story addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio and height of building are excessive.

Open space, setback of parapet, and off-street parking are insufficient.

Proposal is inappropriate and excessive and does not meet the conditions
required for variance. Neighborhood Association of the Back Bay is opposed.
Recommend denial.

VOTED: In reference to petition Z-6391, 124 Beacon Street Realty Trust, 124 Beacon Street, Boston, for a forbidden use and five variances for change of occupancy from one-family dwelling to thirteen apartments and to erect addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposed occupancy is inappropriate and excessive. Two-story rooftop addition impairs the architectural integrity of the building. Existing courtyard open space will be eliminated. No provisions for off-street parking in congested neighborhood. Proposal does not meet conditions required for variance, Section 7-3.



CHARLES

RIVER

LAGOON

PUBLIC OVAL

EMBANKMENT

EMBANKMENT

STORROW

JAMES

STORROW

STORROW

MEMORIAL

DRIVE

EMBANKMENT RD.

BEACON

CLARENDON

BERKELEY

ARLINGTON

STREET

AVENUE

AVENUE

124 BEACON ST

(B.P.)

2-6391



Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6398

Douglas J. Buckley and Shelley Salpeter
60 Prince Street, Jamaica Plain
near Pond Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

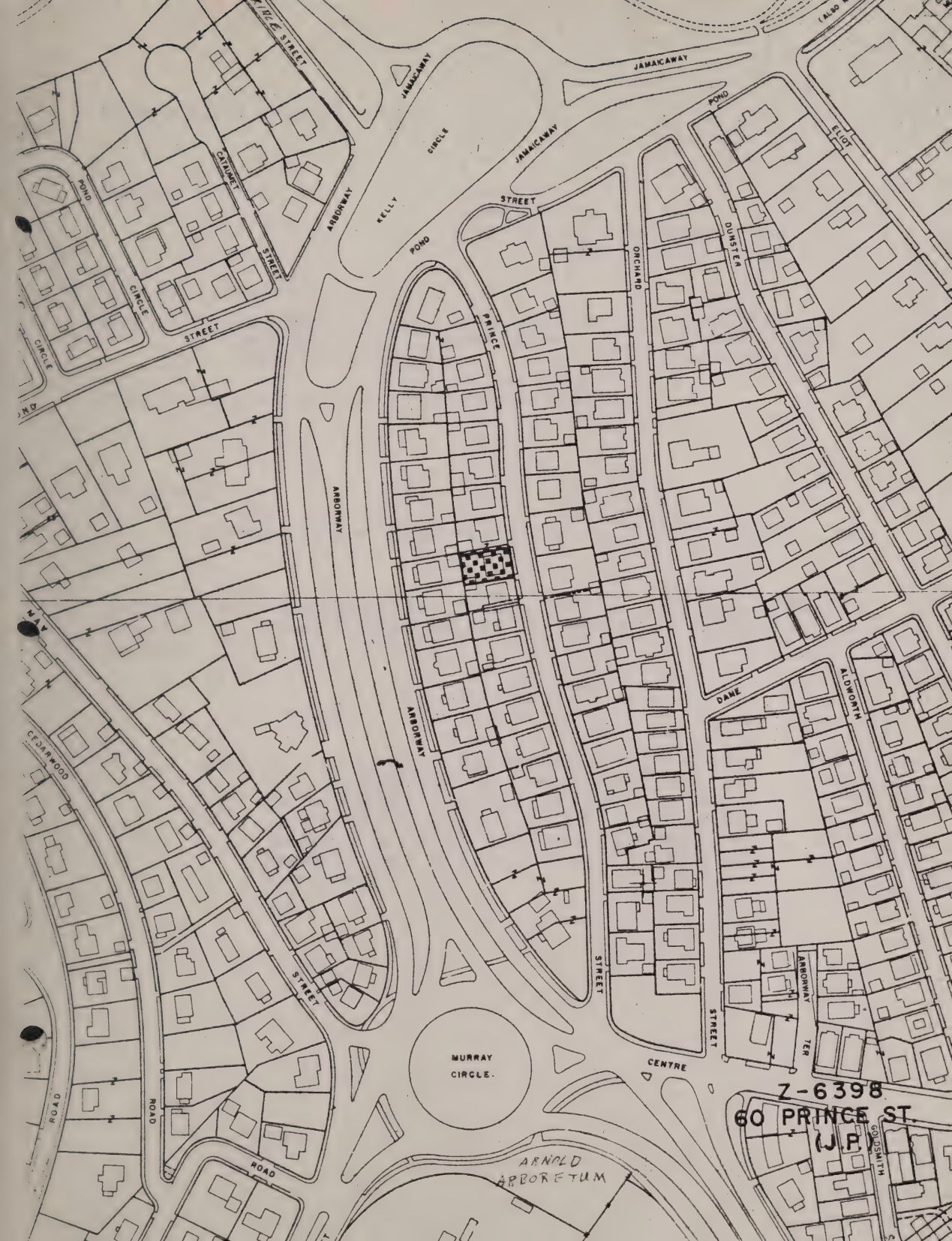
Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Addition to rear of structure will be used as a greenhouse. Abutters have no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-6398, Douglas J. Buckley and Shelley Salpeter, 60 Prince Street, Jamaica Plain, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-6398
60 PRINCE ST.
J.P.

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6403

Merchants Tire Co., Inc.
1295-1299 Boylston Street, Boston
at Yawkey Way

Three-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

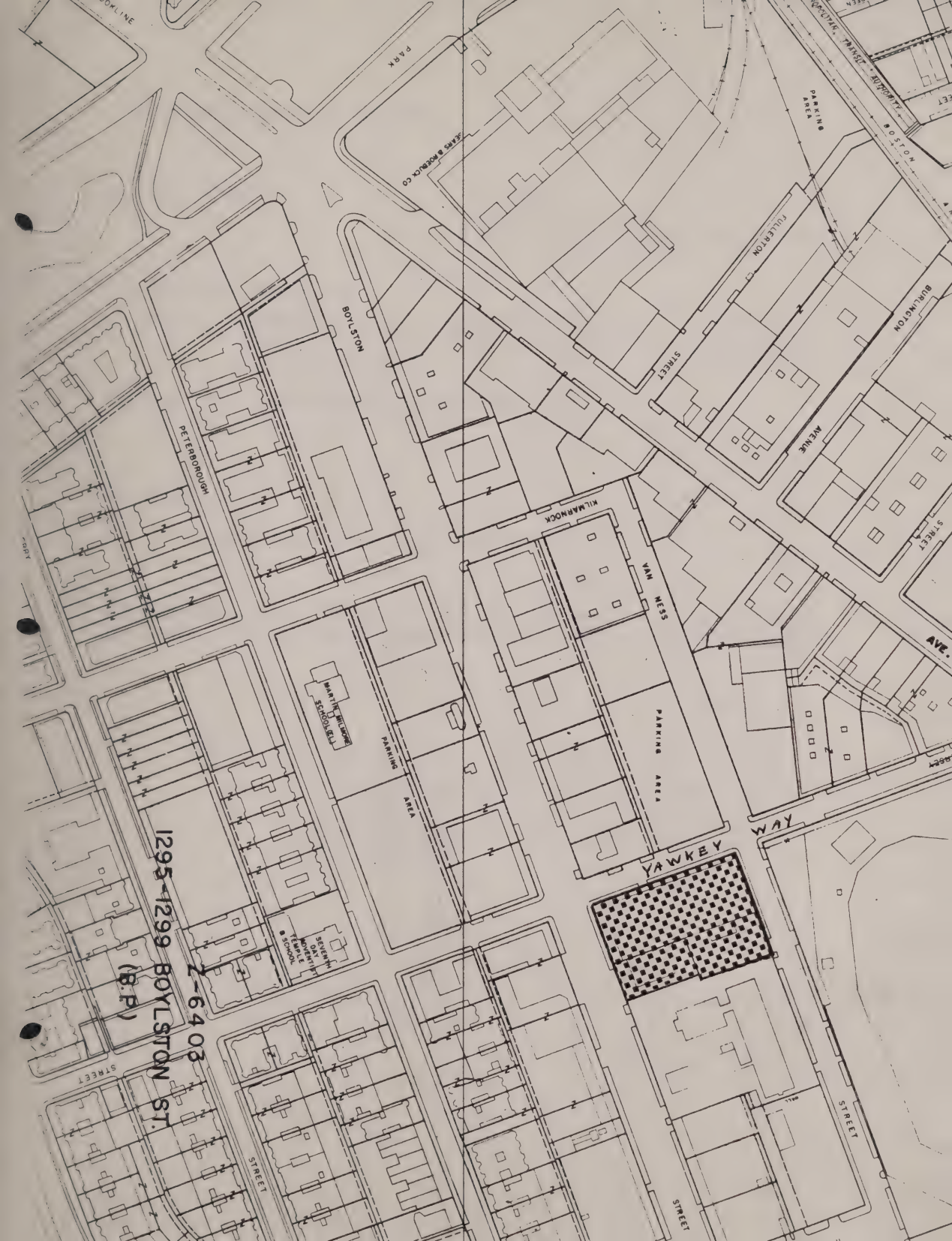
Purpose: add new logo to existing free-standing sign.

Violation(s):

Free-standing sign not allowed.

Immediate area is commercial. Logo "Uniroyal" will be installed in existing tire sign. No increase in height and area of overall sign. Recommend approval.

VOTED: In reference to petition Z-6403, Merchants Tire Co., Inc., 1295-1299 Boylston Street, Boston, for conditional use to add new logo to existing free-standing sign in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. There will be no increase in height and area of overall sign.



ROCKLINE

PARK

JEAN'S BOOKS & CO

BOYLSTON

PETERBOROUGH

STREET

FILBERTON

NEWIE

BURLINGTON

STREET

AVE.

KILMARNOCK

VAN NESS

PARKING AREA

PARKING AREA

WALTERS SCHOOL

SCIENTIFIC
MARTIN
SCHOOL

YAWKEY

WAY

STREET

1295-1299 BOYLSTON ST.

(B.P.)

2-6403

STREET

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6404

William J. O'Brien
144-146 Temple Street, West Roxbury
at Welland Road

11,524 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

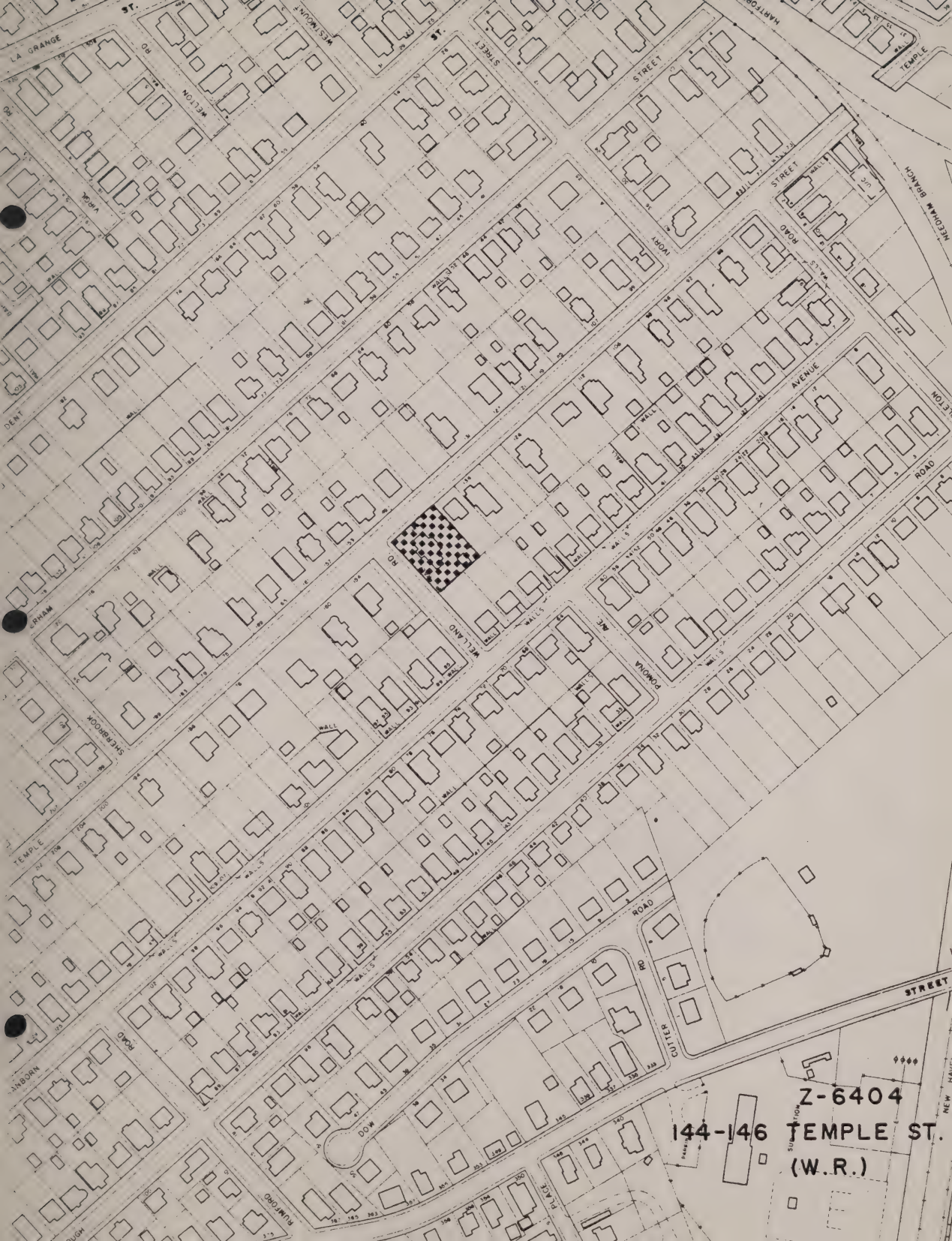
Purpose: erect two-family duplex dwelling.

Violation(s):

Semi-detached dwelling is forbidden use.

Duplex structure, one-family each side of party wall, is compatible with residential neighborhood. No objections from abutters. Recommend approval.

VOTED: In reference to petition Z-6404, William J. O'Brien, 144-146 Temple Street, West Roxbury, for a forbidden use to erect a two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Duplex structure, one-family each side of party wall, is compatible with residential neighborhood.



Z-6404

144-146 TEMPLE ST.
(W.R.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6407

Margaret Shelly, M.D.

1755 Commonwealth Avenue, Brighton
near Wallingford Road

Two-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from two-family dwelling to one-family dwelling
and doctor's office.

Violation(s):

Doctor's office is conditional use.

Petitioner presently practices medicine a short distance from site in a building scheduled for demolition. Majority of her patients are elderly and reside in the immediate neighborhood. Proposal is beneficial to the many elderly citizens and complies with conditions required for approval.
Recommend approval.

VOTED: In reference to petition Z-6407, Margaret Shelly, M.D., 1755 Commonwealth Avenue, Brighton, for a conditional use for change of occupancy from two-family dwelling to one-family dwelling and doctor's office in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal will be beneficial to the neighborhood's many elderly citizens and complies with conditions required for approval.



Z-6407
1755 COMMONWEALTH AVE.
(B.R.T.)

Board of Appeal Referrals 8/31/83

Hearing: 9/13/83

Z-6466

Jeremiah J. Connelly

265-267 Dorchester Street, South Boston
near West 9th Street

Three-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business <u>L-1</u>	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two apartments and a bar (assessed as a store) to six apartments. (No record of legal occupancy.)

Violation(s):

Dwelling converted for more families with less than half the required lot size and open space is forbidden.

Lot size is insufficient.

Usable open space is insufficient.

Change in occupancy to six apartments is consistent with the neighborhood, although parking is a problem in this congested area. One abutter is opposed because of existing parking problems. Recommend approval with proviso.

VOTED: In reference to petition Z-6466, Jeremiah J. Connelly, 265-267 Dorchester Street, South Boston, for a forbidden use and two variances for change of occupancy from two apartments and store to six apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that arrangements be made to provide off-street parking for the added units.

*Mr. McDermott
voted "present"*



265-67 DORCHESTER ST.
(S.B.)

Z-6466

